N1/2 OF SW1/4 OF SE1/4
IN OR 2086/548

LIBBY ROSS E JR TRUST/LIBBY ROSS E TRUSTEE
47944 TURKEY TOWN LN
HILLIARD, FL 32046

2026

32-4N-25-0000-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 80
Interior Wall	05	DRYWALL 20
Interior Floo	09	PINE WOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

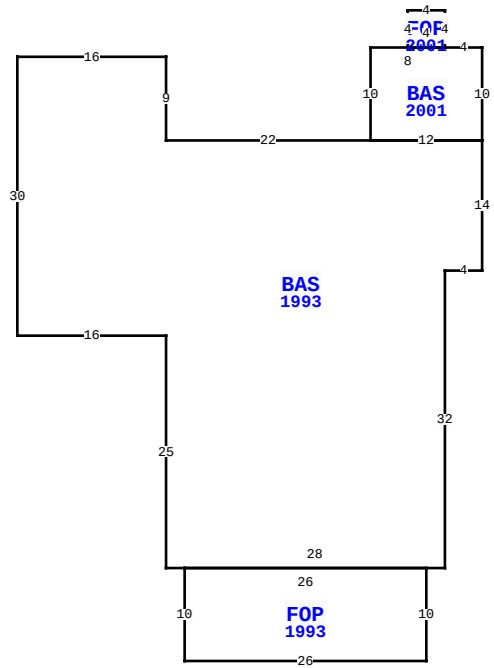
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	1993	1,916	96,888
BAS	120	100	2001	120	6,068
FOP	260	30	1993	78	3,944
FOP	16	30	2001	5	253
TOTALS	2,312			2,119	107,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,119	91.7378	96.32	204,102	1945	1945	0	0	0	47.50	52.50

1 SINGLE FAM 100% - 0 Heated Area: 2036 HX Base Yr



47944 TURKEY TOWN LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	03/28/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		118,052
TOTAL MARKET OB/XF VALUE		4,888
TOTAL LAND VALUE - MARKET		292,000
TOTAL MARKET VALUE		146,250
SOH/AGL Deduction		56,221
ASSESSED VALUE		90,029
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		38,618
TOTAL JUST VALUE		414,940
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12606	CARPORT	13,000	04/01/2004
R6011	REPAIR/RRF	0	04/01/2004
B007081	ADDITION	3,600	04/01/2000
R002437	REPAIR/RRF	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2086/0548	11/22/2016	QC	U	I	11	100
GRANTOR: LIBBY ROSS E JR						
GRANTEE: ROSS E LIBBY JR IRR						
1673/1893	4/08/2010	QC	U	I	11	100
GRANTOR: LIBBY BARBARA J						
GRANTEE: LIBBY ROSS E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W4 FOP=[YR=2001] N4 W4 S4 E4 $ W8 S10
BAS=[YR=1993] W22 N9 W16 S30 E16 S25 E2 FOP=[YR=1993] S10 E26 N10 W26$ E28 N32 E4 N14 W12$ E12 N10$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1987	1987	3	20	1,152	
2	0681	POLE SHED	0	100	0	0	1,000.00	SF	15.00	15.00	100	1970	1970	3	20	3,000	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1945	1945	3	20	400	
5	0751	UOP	0	100	7	15	105.00	SF	10.00	10.00	100	2005	2005	3	32	336	

LAND DESCRIPTION

TOTAL OB/XF 4,888

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	14,600							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	530.00	530.00	6,890							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	370.00	370.00	1,480							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	170.00	170.00	340							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	277,400							

REVIEW DATE 01/01/2023 BY CD Total Acres: 20.00 Total Land Value: 23,310 Market: 277,400 Agricultural: 8,710 Common: 14,600 PRINTED 07/09/2026 BY SYS

N1/2 OF SW1/4 OF SE1/4
IN OR 2086/548

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

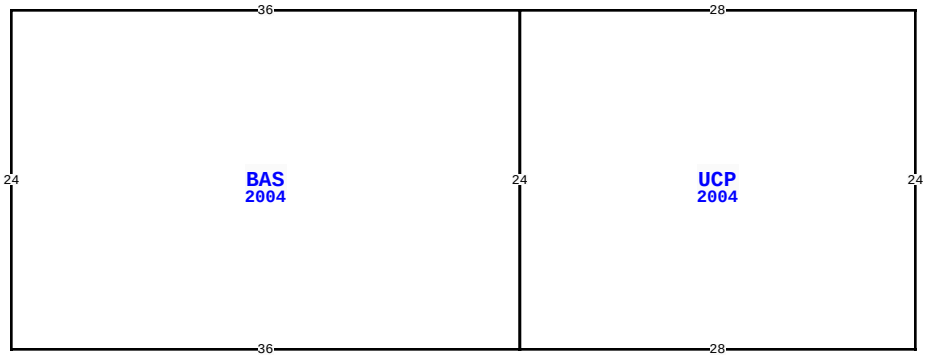
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2004	864	9,435
UCP	672	20	2004	134	1,464
TOTALS	1,536			998	10,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	998	56.0000	21.84	21,796	1920	1920	0	0	0	50.00	50.00

2 GARAGE RES 100% - 0 Heated Area: 864 HX Base Yr



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47944 TURKEY TOWN LN, HILLIARD

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XF DATE		LAND DATE	05/08/2026	MLU
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BUILDING NOTES

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

BUILDING DIMENSIONS

UCP=[YR=2004] W28 BAS=[YR=2004] W36 S24 E36 N24$ S24 E28 N24$
.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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